



## **ORDINANCE NUMBER 2558**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW AN AUTOMOBILE RESTORATION FACILITY, WITH SPECIAL EXCEPTIONS TO LANDSCAPING AREA AND PARKING SPACE REQUIREMENTS, LOCATED AT 13211 BEE STREET AND WITHIN THE PLANNED DEVELOPMENT NUMBER 70, GENERAL BUSINESS (PD-70, OFB-GB) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter and Code of Ordinances of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion

that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:**

**SECTION 1.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for an automobile restoration facility, with special exceptions to landscaping area and parking space requirements, located at 13211 Bee Street and within the Planned Development No. 70 (OFB-GB) zoning district.

**SECTION 3.** That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended by the granting of a Specific Use Permit, with special exceptions to landscaping area and parking space requirements, and approval of an associated site plan for an automobile restoration facility, in accordance with the approved site plan attached hereto as Exhibit "A" and incorporated herein by reference, subject to the following condition:

The proposed facility shall operate in strict compliance with the plan of operation, file-dated July 25, 2000, attached hereto as Exhibit "B", and incorporated herein by reference.

**SECTION 4.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

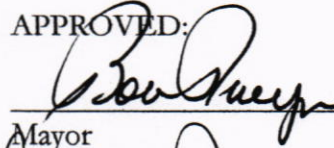
**SECTION 5.** If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

**SECTION 7.** In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

**SECTION 8.** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

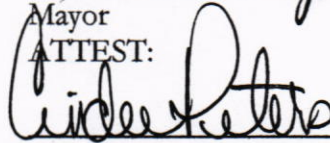
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,  
TEXAS, on this the 21 day of August, 2000.

APPROVED:



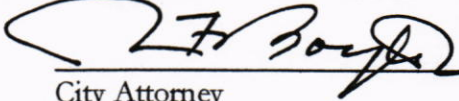
Mayor

ATTEST:

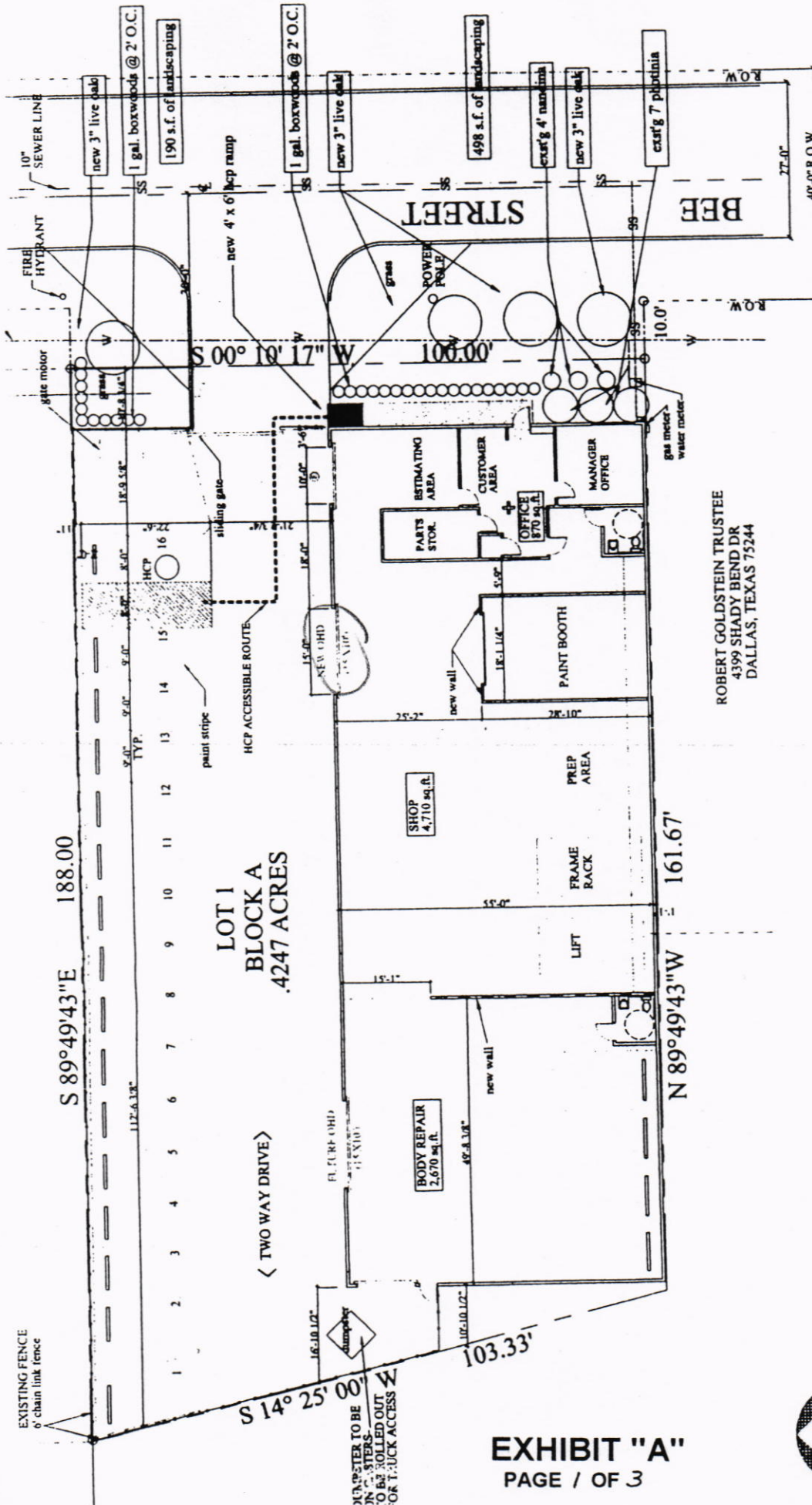


City Secretary

APPROVED AS TO FORM:



City Attorney



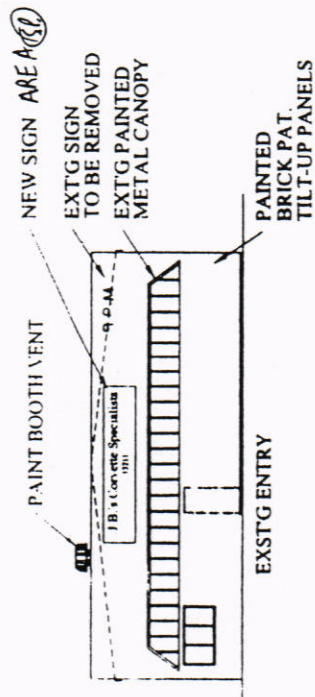
# Landscaping

- EXISTING**
- 4' nandina
  - 7' photinia
  - <nandina domestica>
  - <photinia fraseri>
- TO BE PLANTED**
- 1 gal. boxwoods @ 2' O.C. <Buxus>
  - new 3' live oak, <quercus virginiana>

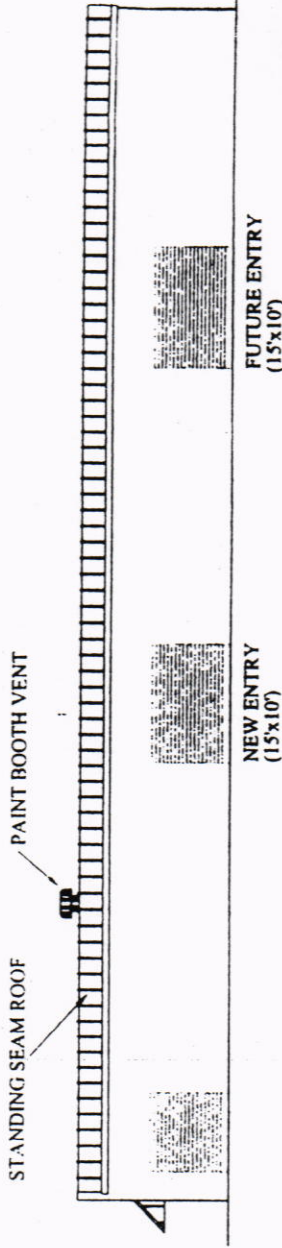
ROBERT GOLDSTEIN TRUSTEE  
4399 SHADY BEND DR  
DALLAS, TEXAS 75244

Site Plan Scale: 1/16"=1'-0"



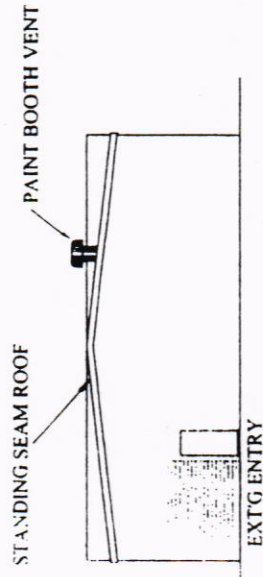


## East Elevation

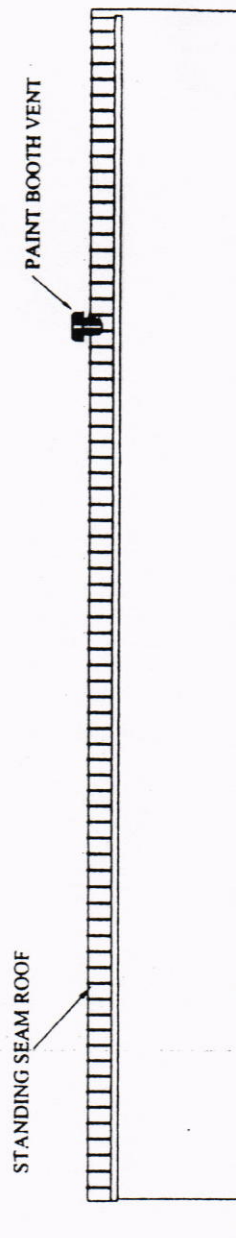


## North Elevation

### EXHIBIT "A" PAGE 2 OF 3



## West Elevation



## South Elevation

## Building Elevations

Scale: 1/16"=1'-0"

# EXHIBIT "A"

PAGE 3 OF 3

## TABULATIONS

Total Area of Site:	17,800 sf	.4247 ac.
Total Floor Area Ratio:		.46:1
Total Impervious Cover in S.F.	16,667 sf	
Percentage of Site covered by Impervious Cover	93.7%	
Total Building Coverage	8,250 sf	
Number of stories:	One	
Building Height:	15 ft	
Foundation Type:	Concrete Slab	
Office Square Feet	870 sf	
Shop Square Feet	7,380 sf	
Total Square Footage	8,250 sf	
Parking Spaces Required	20 Spaces (180 sf)	
Parking Spaces Provided	16 Spaces (9 x 20)	
% Masonry	100%	

Lot 1, Block A, of the Germany Place Addition  
Farmers Branch, Texas Dallas County  
Vol. 81.227., Pg. 1906 Records in Dallas County, Texas

Property Owner:	Mr. John Bodnar	
Address:	13211 Bee Street	Farmers Branch, Texas
Telephone Number:	(972) 484-0403	Fax: (972) 484-3011

### NOTES:

1. All turf and landscaped areas will be maintained by owner and irrigated w/ an automatic sprinkler system.
2. Two feet will be dedicated for future right-of-way, ten feet will be dedicated for future underground utility easement along Bee Street and a future sidewalk will be provided.
3. Building shall be equipped w/ automatic fire extinguishing system per NFPA 13.

### SPECIAL EXCEPTION REQUESTED:

1. PARKING: Allow 16 spaces in lieu of the required 20 spaces.
2. LANDSCAPING: 4% (688 s.f.) in lieu of 5% (890 s.f.) required.

*Non-illuminated clear  
Individual lettering*  
*S.P.*

Proposed  
Plexiglass Sign or

J.B.'s Corvette Specialists  
13211

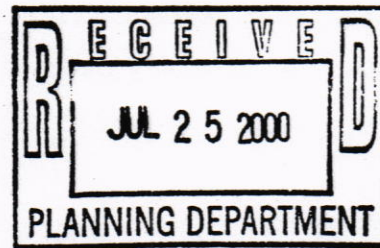
Building Sign

Scale: 1/4" = 1'-0"

3F

**SCOTT E. PARKER**  
ATTORNEY & COUNSELOR AT LAW

1012 Elm Street  
Carrollton, Texas 75006



Telephone: 214.688.5297  
Facsimile: 214.688.1003

July 25, 2000

City of Farmers Branch  
Planning and Zoning Committee  
1300 Wm. Dodson Parkway  
Farmers Branch, Texas 75381-9010

### **PLAN OF OPERATION**

**J. B.'s Corvette Specialists** is purchasing a building at 13211 Bee Street, Dallas, Texas 75234. Our hours of operation will be Monday through Friday, from 8:00 A.M. to 5:00 P.M. J.B.'s Corvette Specialists will be the only tenant of the building. In the near future we plan on installing wall signage on the building, per the sign ordinance.

We are corvette restoration specialists, which attracts a higher echelon of clientele than other auto-related businesses. **The business will employ three or four persons.**

This restoration includes repair and/or upgrade of paint, fiberglass, interiors, accessories, convertible tops, suspensions, shocks, brakes, ball joints, spindles, wheels, carpets, door panels, seats, door handles. We also provide services which include cleaning and detailing cars, frame straightening and new non-engine parts. **Our services do not include the sale of motor vehicles.**

Any overnight storage of vehicles will be inside the building. **Discarded or salvaged materials, junk vehicles or vehicle parts will be stored inside the building or picked up for immediate disposal.**

**Of the sixteen parking spaces available, three or four will be used by employees and the remaining twelve or thirteen will be available for customers.**

Welding and cutting activities at the site will be performed inside, in a fire proof area of the building. Our walls are concrete slab and, therefore, are fire-rated for welding. A cutting torch will be used in the same area.

Painting will also be performed inside the building, by a qualified PPG paint technician, in a King spray booth, which is OSHA-approved. Materials for painting and fiberglass will be stored in the fireproof paint booth. All products used will meet VOC requirements by law. Paint and materials are ordered for individual cars and are kept on hand only in small quantities. Paint

J. B.'s Corvette Specialists  
Plan Of Operation

**EXHIBIT "B"**  
PAGE 1 OF 2

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and waste materials are returned to and disposed of by the company from which they were purchased. **The King spray booth meets OSHA requirements for containment of chemical and paint fumes.**

Body work will consist of fiberglass repair, which involves grinding the damaged area, mixing resin and hardener together into the fiberglass mattening on the damaged areas, then grinding those areas smooth. This fiberglass work will be done in a special area in the painting booth. The only other body work done will be the bolting and attachment of auto accessories.

There will be no fuel draining and no electrical work on the premises. All engine repairs are sent to Dave Johnson at The Corvette Shop at 972/243-3033.

Chemicals will also be stored in the fire proof paint booth on the premises and will include the following in the volumes shown:

Dyratron Polyester Fiberglass resin	1 gallon
Liquid Hardener	0.74 ounces
Gray Marine Tex	1 quart
Hardener	1 ounces
Fusor Repair Adhesives	127
642 Laquer Retarder	15 gallons
DT 870	1 gallon
DRR 1170	1 gallon
Higt solids clear	1 gallon
DCS 61	1 quart
XCS 1990	1 gallon
XCX 1995 Sealer	1 gallon
Dettron DA02	1 gallon
Glosurit 285-22 Premier Filler MS	1 gallon
Glosurit 285-22 929-28 MS Hardener	2.5 liters
Glosurit 285-22 Reducer Reductor	3.5 liters
Finishing Material 3M 05928	1 quart
Polishing Pad Glaze 3M 05996	1 quart
Meguiras Diamond cut compound	1 gallon

Sincerely,



John Bodnar

President, J. B.'s Corvette Specialists

